

## Design Review Board

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### *Minutes*

April 16, 2015  
Council Chambers – Lower Level  
57 East 1<sup>st</sup> Street  
5:00 PM

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1<sup>st</sup> Street at 5:00 p.m.

**Board Members Present:**

Brian Sandstrom –Vice Chair  
Taylor Candland  
Nicole Posten-Thompson  
Tracy Roedel

**Board Members Absent:**

Chairperson Paul  
Sean Banda

**Staff Present:**

John Wesley  
Tom Ellsworth  
Lesley Davis  
Wahid Alam  
Mike Gildenstern

**Others Present:**

Richard Dyer  
Jesse Macias  
Benjamin Njuguna  
Greg Davis

Brian Sandstrom welcomed everyone to the Work Session at 5:04 p.m.

- A. Discuss and Provide Direction Regarding Design Review cases:

**Design Review Board – Work Session Minutes  
April 16, 2015**

**Item A.1. DR15-013 Valero Corner Store (PLN2015-00049)**

**LOCATION/ADDRESS:** SEC of Dobson Road and Mesa Riverview Drive  
**REQUEST:** Review of a proposed corner store with fuel canopy and carwash  
**COUNCIL DISTRICT:** 1  
**OWNER:** CST Arizona Stations, Inc.  
**APPLICANT:** PM Design Group  
**ARCHITECT:** Jesse Macias  
**STAFF PLANNER:** Wahid Alam

**Discussion:**

Staff member, Wahid Alam, presented the case to the Board.

Staff identified the following concerns with the proposed corner store:

1. The site plan is too typical; staff would like to see a better design and to have the convenience store located closer to the street, for better pedestrian access.
2. The fuel canopy is oriented too close to the street, would prefer it to be situated away from the road.
3. Staff is expecting a higher quality design since the community has invested heavily in the Riverview Park area, and had the following concerns:
  - a. Concerned that the screening element on the roof of the convenience store looks detached as it does not match the rest of the building design.
  - b. Concerned that the proposed single column gas canopy looks imbalanced.
  - c. Would like to see a standing seam metal roof to match the rest of the Riverview development
  - d. Would prefer the building to be constructed of CMU block.

The Board agreed with comments by staff and the applicant agreed to make the changes to the elevations as suggested by staff.

**Vice-Chairperson Sandstrom:**

- Had concerns with the proposed building materials, and suggested that they should be more in line with those used at Mesa Riverview Shopping Center and/or Riverview Park
- Felt that the cultured stone looks foreign to the area, and recommend going with CMU
- Liked how the fuel canopy was minimized
- Suggested moving the seating feature at the corner of Dobson and Riverview to a location that would be more complementary to the adjacent shopping center
- Suggested not using a cap-like parapet, but doing something to better integrate the roof with the rest of the building
- Suggested using anodized bronze or another dark color on light fixtures
- Confirmed that there was decorative paving out to the west of the fuel canopy, and suggested continuing it across drive aisle to the convenience store
- Suggested a joint pattern on the parapet of the carwash
- Didn't like the current amount of stone on the building, and proposed a mixture of brick, and CMU
- Proposed incorporating a standing seam roof on the fuel canopy

**Design Review Board – Work Session Minutes**  
**April 16, 2015**

Boardmember Candland:

- Would like to see more brick on the project
- Suggested raising the side elevation under the parapet, to minimize the mass of the parapet, and to increase the face of the actual building
- Would like the design of the corner store to emulate the commercial building to the south

Boardmember Posten-Thompson:

- Suggested using a combination of brick and stone
- Suggested breaking up the elevation of the fuel canopy, as it appears as a very long linear line
- Suggested some sort of capping on the parapet

Boardmember Roedel:

- Concerned that the canopy columns look spindly
- Confirmed that the plants proposed for the green-screening would be low-water use and drought tolerant

**Design Review Board – Work Session Minutes  
April 16, 2015**

**Item A.2. DR15-014 Clean Freak Carwash (PLN2015-00073)**

**LOCATION/ADDRESS:** 5503 South Power Road  
**REQUEST:** Review of a proposed carwash  
**COUNCIL DISTRICT:** 6  
**OWNER:** Tomkat Properties LLC, owner  
**APPLICANT:** PHX Architects  
**ARCHITECT:** Andrea Lucarelli  
**STAFF PLANNER:** Kim Steadman

**Discussion:**

Case DR15-014 was Continued to the May 12, 2015 Work Session

**Design Review Board – Work Session Minutes  
April 16, 2015**

**Item A.3. DR15-015 Kneader's Bakery (PLN2015-00075)**

**LOCATION/ADDRESS:** 6611 East McDowell Road  
**REQUEST:** Review of a proposed drive-thru restaurant  
**COUNCIL DISTRICT:** 5  
**OWNER:** Superstition Promenade  
**APPLICANT:** Cardno, Inc.  
**ARCHITECT:** Benjamin Njuguna  
**STAFF PLANNER:** Wahid Alam

**Discussion:**

Staff member, Wahid Alam, presented the case to the Board.

Staff identified the following concerns with the proposed restaurant:

1. Would like the new Kneader's to match the existing architectural character of the shopping center
2. Proposed reducing the height of the stacked stone
3. Would like the imposing drive-thru replaced with a trellis
4. Proposed some type of shade element on the western elevation
5. Would like the applicant to use a more complementary color to the existing shopping center

The Board agreed with comments by staff and the applicant agreed to make the changes to the elevations as suggested by staff.

Vice-Chairperson Sandstrom:

- Felt that the use of stone was fairly excessive
- Liked staff's idea of using columns all the way up the building, leaving the middle field stucco, and then incorporating the Kneaders logo within the field

Boardmember Candland:

- Liked the colors of the pavers at the plaza, would like to see something similar incorporated into the new restaurant

Boardmember Roedel:

- Liked the proposed curved/radial wall facing McDowell Road

**Design Review Board – Work Session Minutes  
April 16, 2015**

**Item A.4. DR15-016 Albany Village (PLN2015-00078)**

**LOCATION/ADDRESS:** 5656 East Albany Street (1.18± acres)  
**REQUEST:** Review of the proposed housing product of a new subdivision  
**COUNCIL DISTRICT:** 1  
**OWNER:** Dreamland Golf Partnership  
**APPLICANT:** Iplan Consulting  
**ARCHITECT:** Greg Davis  
**STAFF PLANNER:** Lesley Davis

**Discussion:**

Staff member, Lesley Davis, presented the case to the Board.

Staff identified the following concerns with the proposed product in the new subdivision:

1. Concerned with the lack of detailing on the shared property line wall on the use and benefit easements.
2. Concerned with the lack of depth of the window pop-outs
3. Encouraged the applicant to provide larger porches where possible

The Board agreed with comments by staff and the applicant agreed to make the changes to the elevations as suggested by staff.

Vice-Chairperson Sandstrom:

- Liked the articulation around the windows
- Felt that the stone accents are appropriate in context
- Liked the smooth stucco application option
- Suggested using stone pilasters to enhance the common wall

Boardmember Posten-Thompson:

- Liked the use of concrete roof tile
- Liked the mixture of colors and textures
- Liked the shutters
- Liked the visibility of the front doors
- Concerned with the lack of shutters, ironwork, and other details on the sides and rear of the product

Boardmember Roedel:

- Appreciated the variety of stucco applications
- Agreed with staff that there should be clerestory windows or other design features on the common wall

**Design Review Board – Work Session Minutes  
April 16, 2015**

- B. Call to Order:  
Vice Chairperson Sandstrom called the meeting to order at 6:11 p.m.
- C. Approval of the minutes of the March 10, 2015 meeting:  
Consideration of the March 10, 2015 minutes continued to the May 12, 2015 Work Session
- D. Discuss and take action on the following Design Review cases:  
None.
- E. Other Business  
None.
- F. Adjournment  
The Work Session concluded at 6:13 p.m.

Respectfully submitted,

Mike Gildenstern  
Planning Assistant

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